

**City of Taylorsville
Planning Commission Work Session
Minutes
Tuesday - July 27, 2004 – 6:00 p.m.
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118**

Attendance:

Planning Commission

Ted Pierce, Chairman
Angelo Calacino
Dama Barbour
Aimee Newton
Ted Jensen
Phil Hallstrom
Joan Rushton-Carlson

Excused: Kristie Overson

Community Development Staff

Mark McGrath, Director
Michael Maloy, City Planner, Dist 2
Dan Udall, City Planner Dist 3
Nick Norris, City Planner, Dist 1
Amber Westenskow, Intern Planner
Jean Gallegos, Secretary/Recorder

Public: None

[18:08:24](#)

WELCOME: Commissioner Pierce called the meeting to order at 6:00 p.m. and explained the procedures to be followed this evening.

WORK SESSION

1. Discussion regarding Planning Commission policies and procedures. (Mayor Auger)

1.1 [18:09:43](#) Mayor Auger asked to address the Planning Commission on a couple of issues.

1.1.1 She advised that during the course of preparing her response to an appeal of a Planning Commission decision, she needed to listen to the recordings of the June 8th and June 22nd meetings and noticed that it was very difficult to determine who was speaking because the Commissioners, as a whole, were not speaking directly into the microphone. She asked that Commissioners focus on doing that from now on because it may someday become an issue if a decision is ever appealed to district court and they want a copy of the recording.

1.1.2 Mayor Auger further commented that she had upheld the Planning Commission's decision reference the appeal of Greg Larson's subdivision. The appeal was based on two facts only. The appellant appealed whether or not the Planning Commission had a right to make a decision in a work session and while the night was typically set aside to be a work session, the motion was very plain that the decision would be made in two weeks and the agenda format for the meeting on June 22nd was the same format that we use for any agenda when action is to be expected. The other thing that was appealed was that there was going to be too much traffic coming out of the two streets onto 4800 South for there to be safe conditions in the subdivision. [18:14:25](#) The Commission will recall that Greg Larson provided to the Planning Commission the night of June 22nd, a three page document that he had prepared that showed the number of houses which would likely go out on Hidden Cove, the number that would likely go out on Taylor's Park Drive and the number of additional cars that would be generated from the 23 houses in his subdivision. That total number was less than the number of cars that would go out onto the main roads in a subdivision like Ivory Highlands for example. Ivory Highlands has four ways out onto arterial roads and the total number of houses divided by four was a higher number than the number of

houses that would go out onto these two roads on 4800 South. In a perfect world there would be another access to this subdivision that that cannot always be the case. The appellant did not provide any new information, therefore, there was no reason to overturn the decision made by the Planning Commission.

1.1.3 Mayor Auger also asked that the Chair and/or Vice Chair make sure they are in control of what is taking place during the meeting. There was a little confusion at the end of the meeting on June 22nd as to which was the vote on the motion and which the vote on the amendment to the motion. It was fuzzy. The intent was there and the Planning Commissioners all feel the subdivision was approved and the vote was 5-0 both times and one had to be the motion and one the amendment but it was confusing. That is why the Chair needs to announce very plainly in the Minutes what the vote is being taken on. Also, for the public hearings, there is very specific language at the beginning of the public hearing where you say "I will open the public hearing" and at the end you say, "I will close the public hearing".

1.1.4 **Commissioner Pierce** agreed with Mayor Auger's comments and said it is very important that everything is included on the record. Also in need of improvement is to give a reason why the Commission makes a decision. Sometimes it is unclear and can cause some confusion. [18:20:40](#) **Mayor Auger** commented that a few years ago the City Attorney furnished the City with a document differentiating between a legislative decision and an adjudicated/administrative decision. The decisions made by the Planning Commission are adjudicated/administrative in nature and there is a type of substance necessary in order to make that type of decision and there is a different kind of substance needed for a legislative decision. A legislative decision can simply be because the City feels it would make the community nicer but that is not the case for the Planning Commission where there needs to be a definite basis for the action. She suggested that staff locate that legal opinion and pass it on to the Planning Commissioners.

1.1.5 **Mr. McGrath** added that Commissioner Barbour had previously suggested that a discussion was needed on the way the meetings are being run procedurally. That there had been one such discussion, however, there were a few Commissioners and Staff absent, therefore, it was felt another one was in order. Also discussed was looking at the possibility of updating the Planning Commission By-Laws. He also suggested a follow-up to Mayor Auger's discussion at a future work meeting and to include a demonstration of the capabilities of the new recording system. This will be included on a future work session.

2. 1G04 General Plan Update Discussion on Chapter 2 (Community Identity), Chapter 4 (Transportation and Infrastructure) and Chapter 6 (Open Space, Recreation and Trails). (Mark McGrath)

2.1 [18:24:41](#) **Mr. McGrath** gave a slide presentation of the General Plan as it currently exists. He talked about guiding principles for every chapter, which include beauty, economic prosperity, identity, balance, livability, sustainability for the long term, and success.

2.1.1 [18:28:11](#) - **Chapter 2. Mr. McGrath** indicated that the primary thinking of the General Plan Steering Committee was to establish a community identity and a sense of place which includes gateways, streetscapes, neighborhood identity, historic preservation, celebrating Taylorsville, community integration and the City Image. He offered an example that there is great potential for integrating restaurants into the Salt Lake Community College and Sorenson Research. **Commissioner Rushton-Carlson** suggested that the College include and verbiage "Taylorsville Campus" in their descriptive information and also that Wal-Mart be marketed as being in Taylorsville. [18:44:02](#). **Mr. McGrath** commented that suggestion could be taken even further for other areas within the City. Market businesses as coming from Taylorsville and include the name in business advertising. It was **Mr. McGrath's** opinion that universities of this size almost always have a surrounding economy driven by the campus. [18:45:54](#)

2.1.1.2 [18:46:46](#) **Commissioner Newton** indicated that while she was working on the economic development brochure, there were also on the committee people who do identities for businesses as a profession and they felt the City logo doesn't project what the City now wants to say – that we are progressive, we are a great City, etc. She went on to say that the design selection was the result of a City-wide contest to design one and may not be adequate now and suggested one be designed by a professional. [18:55:26](#) **Commissioner Pierce** added that the City logo reflects a definite western motif, which Taylorsville is not and it does not fit the way the City is presently developing. [18:48:46](#) However, he felt that City officials, mostly because of economics, are not ready to update the logo. [18:49:51](#) **Mr. McGrath** said the tone of the plan is to become progressive (general plan change) while still recognizing the agrarian community. **Commissioner Newton** felt that the sooner the logo can be changed, the better. She also suggested changing the reference to the centennial city be changed. [18:52:31](#) **Mr. McGrath** advised that if the Planning Commission feels strongly about this, Staff will bring it up before the City Council - [18:54:46](#) **Commissioner Pierce** and **Commissioner Barbour** both suggested a reference to the baseball heritage for which Taylorsville is well known.

2.1.1.3 **Commissioner Calacino** was of the opinion that Taylorsville doesn't self-market itself as a City and does not support small projects as a whole. [18:57:29](#) **Commissioner Barbour** added that Taylorsville needs to have things to attract people here as their destination rather than just passing through to somewhere else. [19:00:07](#) **Commissioner Hallstrom** felt that the Chamber of Commerce was not enough to promote the City. That the City needs to determine what can be done to create a positive image.

2.1.1.4 [18:58:39](#) **Commissioner Newton** suggested that it was a mistake to do away with the Taylorsville royalty **Commissioner Barbour** was of the opinion that there are many parts of the City that are run down and the City needs to figure out a way to motivate the residents, perhaps with challenges or contests or various articles in the newsletter and newspapers.

2.1.1.5 [19:01:05](#) **Commissioner Hallstrom** felt that the primary parks in the City are run down and not very well maintained. Which **Commissioner Calacino** said would not change until the City fixes the maintenance problems currently being faced. [19:02:04](#) **Commissioners Barbour** and **Rushton-Carlson** both suggested that trees be planted along the main corridors and to challenge the community to add more trees to their individual properties. [19:03:52](#) **Commissioner Hallstrom** reiterated the need to include a maintenance plan which includes self-watering devices. [19:04:49](#) He suggested contacting Taylorsville-Bennion Improvement District about their future plans concerning this issue.

2.1.1.6 [19:06:35](#) **Mr. McGrath** indicated that Staff felt this was a very important chapter but were unsure about how to establish a sense of neighborhood identity. [19:07:29](#) Some suggestions were to possibly annex Kearns and allowing citizens of the Bennion community to have their own identity and to establish the historical part of Taylorsville. Another idea was to define the City into neighborhoods, possibly separating them along major transportation ways. **Commissioner Hallstrom** felt this is a good idea but would like to see an appropriate study conducted first. [19:08:41](#) **Commissioner Newton** suggested that these neighbors be encouraged to advertise in the newsletter every month, letting everyone know what was going on in each neighborhood. [19:13:09](#) Mr. McGrath added that once identified, street signs could be created identifying the neighborhoods and [19:17:48](#) **Commissioner Barbour** added that the City logo could also be included on those signs and **Mr. McGrath** interjected that perhaps each neighborhood could have something in place which shows their ethnic difference or some other way to identify their specific neighborhood. [19:14:40](#)

2.1.1.7 **Specific suggestions from Commissioners included:** To create individual neighborhood identities, propose the addition of trees along major streets and issuing challenges to individuals to follow suite. [19:16:26](#) Find ways to let the City Council and Administration know what the

citizens want for their City and then suggest ways to attain that. [19:27:08](#) Included in that is to establish a procedure to provide maintenance and adequate ongoing perpetual care in the form of water to streetscapes. [19:20:03](#) Make sure the Planning Commission meetings are conducted as appropriate public hearings. Give assignments to citizen committees, i.e., have the Garden Club go around and identify the nicest kept yards and recognize those efforts publicly. [19:25:11](#) Provide on-going means to discourage graffiti. [19:30:42](#) Staff suggested the possibility be looked at for retrofitting the existing street lights with ones that are more suitable, emphasizing putting new utilities all underground and focusing on certain areas like main commercial strips and justify re-investing money to keep them up to standard or replace them. [19:34:22](#) Adding event banners to existing utility poles to let people know what is going on in Taylorsville. [19:37:13](#) Identifying additional areas for gateway installation when the time is appropriate.

2.2.2 **Chapter 4 – Transportation.** [19:43:19](#) **Mr. McGrath** provided a slide presentation outlining the main points of Chapter 4 as being: (1) Alternative forms of transportation; (2) Bring to aesthetic considerations to Capital Projects; (3) Minimize impact of automotive culture; and (4) Improve efficiency of transportation system. This was the first time that the Commission has been able to review this particular chapter and agreed that it still needed considerable maturing.

2.2.2.1 **Specific suggestions from Commissioners included:** [19:48:29](#) That there was a need for more traffic calming devices within the City's limited resources, i.e., adding striping, "bulb outs" or modified "roundabouts" [19:55:18](#) along with adding regulatory signs in the middle of the block. [19:56:06](#) Also placing yellow striping down the middle of streets. [20:00:44](#) Adding a feeder bus along 6200 South to the light rail station and possibly providing a shuttle bus for Community College students. [20:05:14](#) Encourage trail systems similar to that at Ivory Highlands. [20:14:12](#) Establish a new standard in Taylorsville reference bicycle friendly lanes that conform to Wasatch Regional Front Standards, including cautionary signage, appropriate striping of the roadway to alert motorists and a physical separation from vehicular traffic. [20:15:45](#)

2.2.3 **Chapter 6 – Parks, Open Space, Recreation and Trails.** **Mr. McGrath's** presentation depicted: (1) Parks - Improved park space; (2) Open Space – Natural areas; (3) Recreation – Specific use; (4) Trails – Transportation corridors for pedestrians, bicyclists, etc. [20:24:04](#) His emphasis was on the need to mature the parks presently located in Taylorsville, including the new ones – Millrace Park and the Skate Board Park. Maintenance remains to be the biggest concern because there is no effective plan in place for that. There also needs to be a decision made on whether to build a new baseball complex or just upgrade what presently exists. Also needing incorporation into the plan is the duck pond improvements along 1300 West. There is also no plan for adding trails and open space, especially with the developments along the Jordan River.

2.2.3.1 **Specific suggestions by Commissioners included:** [20:40:06](#) Reopening the issue of mini-parks; [20:42:26](#) allowing citizens to have access to school running tracks after school hours, integrate improvements to be made to the duck pond stretch of 1300 West into the plan, build a new baseball complex or adequately upgrade what is in place, and make better use of the trails along the canal banks, [20:30:40](#) incorporate more public plazas into new development proposals, include more pedestrian connections in existing centers [20:33:26](#) (i.e., Mid-Valley Shopping Center) and create activity centers which include water features and look at adding a larger scale amphitheater somewhere in the City. [20:45:08](#) The trail system needs to have someone oversee it and give it better direction. [20:41:09](#)

ADJOURNMENT: By motion of Commissioner Calacino, the meeting was adjourned at 8:46 p.m.

Respectfully submitted by:

Jean Gallegos, Secretary/Recorder
Planning Commission

Approved in meeting held on